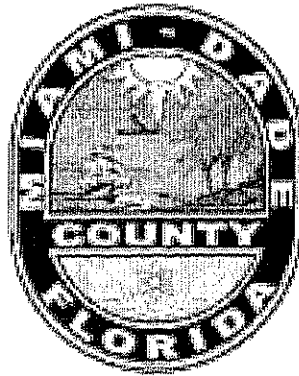


Miami Dade County

Stephen P. Clark Government Center
111 N.W. 1st Street
Miami, Fl. 33128



LEGISLATIVE ANALYSIS

Wednesday, June 16, 2004
10:00 AM
Commission Chambers

Board of County Commissioners

**Economic Development & Human
Services Committee**

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION AUTHORIZING THE COUNTY MANAGER OR HIS DESIGNEE TO EXECUTE AN AGREEMENT TO ALLOCATE \$2,000,000 FROM SURTAX INCENTIVE POOL FUNDS AND TO APPROVE AN INCREASE IN THE SALES PRICE FOR MIAMI 56, LLC FOR THE MIAMI 56 PROJECT; AND EXECUTE ANY NECESSARY AGREEMENTS

Miami Dade Housing Agency

I. SUMMARY

This item authorizes an agreement allocating an additional \$2,000,000 from Surtax Incentive Pool Funds, and an approval of the sales price increase, an increase in the number of units from 165 to 199, as well as a new unit composition that will consist of 9 one-bedroom units and 9 two-bedroom units designated as affordable housing units.

II. PRESENT SITUATION

Presently, the Board of County Commissioners awarded \$500,000 in HOME 2004 funds to Miami, LLC for the development of 165 condominium unit complex that would designate 5 one-bedroom units and 5 two-bedroom units as affordable with a sales price that would range from \$95,000 and \$120,000. The total cost of the development was estimated at \$26,000,000.

III. POLICY CHANGE AND IMPLICATION

<u>NAME/LOCATION</u>	<u>ORIGINAL ALLOCATION</u>	<u>PROPOSED ALLOCATION</u>	<u>REASON FOR ALLOCATION CHANGE</u>
<i>Miami 56, LLC 56 NW 1st Street, Miami, in District 5</i>	<i>\$500,000 in HOME funds</i>	<i>An additional \$2,000,000 in Surtax funds</i>	<i>Change in unit composition to provide homeownership opportunities for families earning up 140% of area median income.</i>

ED & HS Committee ITEM 4 (A)
June 16, 2004

IV. ECONOMIC IMPACT

The revised development cost associated with this item represents an increase of \$8511.00. The economic impact to the County is \$2,000,000.

V. COMMENTS AND QUESTIONS

1. *The developer has stated that the City of Miami is providing a \$30,000 buy-down of the sales price. What are the required guidelines to qualify for the \$30,000 buy down?*
2. *What is the estimated timeline for this project?*
3. *What other projects has this developer completed in the County?*

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION AUTHORIZING THE COUNTY MANAGER OR HIS DESIGNEE TO EXECUTE AN AGREEMENT TO ALLOCATE \$500,000 FROM SURTAX INCENTIVE POOL FUNDS FOR NEW MIAMI CITY VIEW, LLC FOR THE CITY VIEW TOWERS DEVELOPMENT; AND EXECUTE ANY NECESSARY AGREEMENTS

Miami Dade Housing Agency

I. SUMMARY

This resolution authorizes an additional allocation of \$500,000 from Surtax Incentive Pool funds to New Miami City View, LLC, 130 rental unit development for the elderly, located at 1455 NW 14th Street, Miami, in Commission District 3.

II. PRESENT SITUATION

The original funding request for New Miami City View, LLC, was \$1,600,000. In 2003, the Board of County Commissioners awarded the developer \$250,000 in Surtax funds by R-1448-03. The developer was denied \$250,000 funding application from the City of Miami, in addition to an increase in the overall construction costs, hence has created a funding gap.

III. POLICY CHANGE AND IMPLICATION

<u>NAME/LOCATION</u>	<u>ORIGINAL FUNDING REQUEST</u>	<u>PROPOSED FUNDING REQUEST</u>	<u>REASON FOR THE CHANGE</u>
<i>New Miami City View, LLC 1455 NW 14th Street, Miami, in Commission District 3</i>	<i>\$1,6000,000 The developer was awarded \$250,000 by R-1448-03</i>	<i>An additional request in the amount of \$500,000 of Surtax funds</i>	<i>An increase in the total development costs, as well as a denial of funding from the City of Miami</i>

ED & HS Committee ITEM 4 (B)
June 16, 2004

IV. ECONOMIC IMPACT

The economic impact is \$500,000 request in additional funding.

V. COMMENTS AND QUESTIONS

- *What is the reason for the denial of City of Miami funding?*
- *What other projects have this developer completed, have County dollars been awarded to this developer previously?*
- *What is the gross rent for the seven units designated for persons with disabilities?*

ED&HS ITEM 4(E)

June 16, 2004

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION AMENDING RESOLUTION NO. R-236-04 RECOMMENDING TO THE STATE OF FLORIDA A WAIVER OF THE REQUIRED ANNUAL WAGES FOR PARTICIPATION IN THE STATE OF FLORIDA QUALIFIED TARGETED INDUSTRY TAX REFUND PROGRAM FOR CONFIDENTIAL PROJECT NO. 04-00079 AND PROVIDING FOR AN EFFECTIVE DATE

Office of Community and Economic Development

I. SUMMARY

The Office of Community and Economic Development recommends that the BCC approve the attached Qualified Target Industry (QTI) tax refund applications and agreements.

II. PRESENT SITUATION

On February 17, 2004 the BCC approved Resolution No. R-236-04 recommending to the State a waiver of the required annual wages for participation in the QTI Refund program for Confidential Project No. 04-00079.

The Qualified Target Industry (QTI) tax refund program is pursuant to Florida Statutes Section 288.106. The program's intent is to attract relocating out-of-area businesses and encourage expansion of existing local companies by providing a tax refund.

III. POLICY CHANGE AND IMPLICATION

The QTI program requires that the applicant pay average wages which would be \$36,590 in Miami-Dade County or a waiver to be included with the application. This resolution includes the waiver which would allow the State to accept the application with an average wage of \$33,280 as approved by Resolution No. R-236-04 in February.

ECONOMIC IMPACT

Item	Project Name	New Jobs	New Capital Investment	QTI REFUND			Miami-Dade New Incremental Tax Revenue Generated	County QTI Match	Net Revenue Benefit to Miami-Dade (per Beacon)	Total ROII (per Beacon)
				TOTAL	STATE 80%	COUNTY 20%				
4E	Confidential 04-00079	210	11,130,000	840,000	672,000	168,000	217,035	168,000	49,035	1.29

ROII – Return on Incentive Investment equals Miami-Dade New Tax Revenue Generated divided by the County's match.

The funding for the Miami-Dade County portion of the QTI shall come from the County's General Fund.

IV. COMMENTS AND QUESTIONS

None

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION AUTHORIZING THE COUNTY MANAGER TO EXECUTE THE ECONOMIC DEVELOPMENT CONVEYANCE AGREEMENT BETWEEN SECRETARY OF THE AIRFORCE ON BEHALF OF THE UNITED STATES OF AMERICA AND MIAMI-DADE COUNTY FOR THE TRANSFER OF APPROXIMATELY 621 ACRES OF SURPLUS PROPERTY LOCATED AT THE FORMER HOMESTEAD AIR FORCE BASE; AND AUTHORIZING THE COUNTY MANAGER TO EXECUTE THE REAL ESTATE EXCHANGE AGREEMENT BY AND BETWEEN MIAMI-DADE COUNTY AND MIAMI-DADE COUNTY PUBLIC SCHOOLS IN SUBSTANTIALLY THE FORM ATTACHED HERETO

County Manager

I. SUMMARY

This Resolution if passes would allow the Manager to execute the Economic Development Conveyance Agreement with the United States Air Force Real Property Agency for the transfer of approximately 601 acres at the former Homestead Air Force Base.

II. PRESENT SITUATION

Miami-Dade County formally applied for the surpluses property in 1996. The process has been delayed primarily by the Homestead Air Base Developers, Inc. (HABDI) suit. In December of 2001 the County dropped out of the suit which is still in Federal Court. Because of the pending suit, the County has been hesitant to accept the land because of the uncertainty of pending legislation.

III. POLICY CHANGE AND IMPLICATION

Section 6.2.2. of the Economic Development Conveyance Agreement as presented requires the County to begin redevelopment within one (1) year from the date of final resolution, including any appeals, of the civil action filed (in the "HABDI Lawsuit").

5A Substitute includes a second and final increase to the letter of engagement with Kutak Rock, LLP for an amount not to exceed \$60,000.

- October 8, 2002 BCC approved letter of engagement with Kutak Rock LLP in the amount of \$35,000 for professional services related to the conveyance of the former Homestead Air Force Base.
- August of 2003, Letter of engagement was increased to \$80,000.
- Today the Board is being asked to increase the letter of engagement by an amount not to exceed \$60,000.

IV. ECONOMIC IMPACT

ED&HS ITEM 5(A) & 5(A) Substitute
June 16, 2004

By allowing the County to start development after the HABDI suit is completed, the County will not run the risk of making developments to land which may later be taken away of its use changed.

The cost of professional services provided by Kutak Rock, LLP was originally \$35,000. This resolution would increase the amount authorized to a total not to exceed \$140,000.

V. COMMENTS AND QUESTIONS

The EDC application was based primarily on the land being used for environmental tourism and education, institutional and light industrial uses, with the prohibition of commercial aviation. Although not restricted, housing is discouraged by the Air Force because of the temporary nature of jobs created.

The Base Exchange (BX Mart) has been at the verge of closing, the BCC has urged that it remain open and as a result of the Transfer of some personnel from Roosevelt Roads Naval Base in Puerto Rico to HARB maybe cause to consider keeping the Exchange open.

The Federal government has formally moved to have the HABDI lawsuit dismissed by summary judgment.